

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 17-029

Agenda No. 10.A



TITLE:

WITHDRAWN

RESOLUTION APPOINTING MICHAEL GRIFFIN AS A COUNCIL MEMBER FOR WARD F TO SERVE UNTIL THE NEXT GENERAL ELECTION, NOVEMBER 7, 2017

COUNCIL AS A WHOLE offered and moved adoption of the following resolution:

WHEREAS, Council Member Diane Coleman was elected to represent Ward F and sworn into office on July 1, 2013; and

WHEREAS, Council Member Diane Coleman by letter dated December 12, 2016, resigned as Council Member of Ward F effective December 30, 2016; and

WHEREAS, the resignation created a vacancy in the office; and

WHEREAS, Michael Griffin is qualified by knowledge to hold the office of a Council Member of Ward F; and

WHEREAS, pursuant to N.J.S.A. 40A:16-4(b) and N.J.S.A. 40A:16-7, a vacancy in the office of Council member is filled by a majority vote of the remaining members of the Council.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Jersey City that:

1. The resignation of Council Member Diane Coleman dated December 12, 2016, is hereby accepted.
2. Michael Griffin is hereby appointed as Council Member of Ward F and shall serve until his successor is elected and qualified following the next general election, November 7, 2017.

APPROVED: _____

APPROVED: _____

Business Administrator

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required

WITHDRAWN

RECORD OF COUNCIL VOTE ON FINAL PASSAGE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO								LAVARRO, PRES			

✓ Indicates Voted

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rolando R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

WITHDRAWN

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

Reaffirming the resolution of Michael Griffin's appointment as interim council for Ward F.

Initiator

Department/Division	City Council	Ward D
Name/Title	Michael Yun	Councilman Ward D
Phone/email	201-222-3534	myun@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Stressing the fact that Mr. Griffin was interviewed in extent and along with his credentials has been found to be an excellent candidate for Council for Ward F.

Encourages all relevant Council members to collaborate and choose the most qualified candidate for this position.

Urges Council members to strongly consider Mr. Griffin as Ward F Councilman based on the following credentials:

1. Chairman of the Bergen Communities United (BCU), Real Estate and Economic Development.
2. Director for Economic Development for Jersey City's Anti-Violence Coalition
3. Program Manager for Jackson Hill Main Street Management Corp
4. Ward F Committee person

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

MICHAEL GRIFFIN

44 Gardner Avenue
Jersey City, NJ 07304
Phone: 201-628-5698
Email: Michaelgriffin71@gmail.com

December 9, 2016

Mayor Steven Fulop
City of Jersey City
280 Grove Street
Jersey City, NJ 07302

Re: Open Ward F Council Seat

Dear Mayor Fulop,

I was excited to learn about your open search for Ward F Council candidates, and I would like to formally apply to for the seat.

My background is deep in economic and community development which includes serving as Program Manager for Jackson Hill Main Street Management Corporation. I currently serve as the Real Estate and Economic Committee Chairman for Bergen Communities United. At both of these organizations, I was a key participant in the development of neighborhood plans as well as the revisions of multiple redevelopment plans within various communities. I have aided in the execution of these plans and ultimately implemented initiatives that would improve the overall quality of life for many Jersey City Residents. I facilitated community meetings with city government, business owners, property owners and residents. Also, I was able to successfully maintain relationships with the Department of Planning, land owners, and developers to ensure quality development within the community.

In addition, I have broad knowledge of this ward and the many diverse neighborhoods within it. I had the privilege of representing Ward F when I served as Democratic Committeeperson under The Honorable Glenn D. Cunningham from 2003 to 2005. Not to mention, as a member of the Jersey City Antiviolence Coalition Movement leadership team, I have a very active presence in the community.

As a member of Park Central Hotel NYC's management team, I have enhanced my personnel management skills and gained significant experience working with labor unions.

I am confident that I can effectively represent Ward F residents and work with other councilmembers to move Jersey City forward. Feel free to call me at 201-628-5698 to arrange an interview. Thank you in advance for the opportunity to interview for the Ward F council seat. I look forward to hearing from you.

Respectfully,

Michael Griffin

Enclosure: Resume

MICHAEL GRIFFIN

44 Gardner Avenue
Jersey City, NJ 07304
Phone: 201-628-5698
Email: Michaelgriffin71@gmail.com

Self-motivated and experienced community and economic development specialist, with experience in community development and creating neighborhood planning strategies while securing community buy-in for initiatives. Personnel manager, with experience in managing hundreds of union employees and relationship with union representatives

AREAS OF EXPERTISE

Redevelopment plan writing	Ward F Committee Person	New Business develop
Traffic & pedestrian safety	Grant management	Project management
Organizational policy creation	Community Outreach	Personnel management
Violence prevention	Budget management	

PROFESSIONAL EXPERIENCE

PARK CENTRAL HOTEL NEW YORK

2015 – PRESENT

HOUSEKEEPING MANAGER

- Make recommendations about improvements to the hotel services that will enhance guest experience
- Manage and delegate day to day housekeeping operations as well as special tasks and projects
- Manage roughly 300 unionized employees to ensure that our standards are maintained and guest satisfaction is fulfilled
- Maintain inventory to ensure line staff is well equipped to perform their jobs at a high level and that they can fulfill guests needs

BERGEN COMMUNITIES UNITED

2008 – PRESENT

COMMITTEE CHAIRMAN , REAL ESTATE AND ECONOMIC DEVELOPMENT

- Created the traffic & pedestrian safety improvement plan
- Worked with state & city agencies, including the JC Planning Board, JC Engineering Department and the NJ Department of Transportation, to secure the funding for traffic and pedestrian safety improvements
- Secured a 1.3 million dollar grant to implement traffic and safety improvements, which reduce the number of accidents at critical intersections along Montgomery Avenue
- Executed neighborhood walking audits along with various city agencies to ensure quality of life issues were being addressed
- Organized community meetings for various initiatives such as revising redevelopment plans, conduction Walkability and Traffic studies, proposed development projects

JERSEY CITY ANTI-VIOLENCE COALITION MOVEMENT

JAN 2016 – PRESENT

DIRECTOR, ECONOMIC DEVELOPMENT

- Create and execute an economic development plan that would create jobs, empower the community and ultimately reduce violence
- Assisted in all J.C.A.C.M activities and events

PROGRAM MANAGER

- Coordinated the disbursement of State and Federal Grants to local businesses
- Maintained relationships with the Department of Planning, land owners, and developers to assure quality development within the community
- Supervised the Monticello Avenue and Martin Luther King Jr. Drive Redevelopment Plans
- Initiated and executed corporate policies and procedures
- Facilitated community meetings with city government, business owners, property owners and residents OF JERSEY CITY

WARD F COMMITTEEPERSON

- Represented District 9 residents
- Supported Hudson County Democratic Party goals
- Worked closely Mayor Glenn Cunningham to execute initiatives in Ward F

EDUCATION BACKGROUND

FAIRLEIGH DICKINSON UNIVERSITY, Teaneck, New Jersey
International School of Hospitality and Tourism Management

- Dean's List
- Annual Scholarship Dinner Operations Manager
- BA, Hospitality, Restaurant, and Tourism Management

HUDSON COMMUNITY COLLEGE, Jersey City, New Jersey

- Dean's List
- Culinary Club President
- HCCC Gala Team Leader

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 17-030

Agenda No. 10.B

Approved: JAN 21 2017

TITLE:



RESOLUTION APPOINTING JERMAINE ROBINSON AS A COUNCIL MEMBER FOR WARD F TO SERVE UNTIL THE NEXT GENERAL ELECTION, NOVEMBER 7, 2017

COUNCIL AS A WHOLE offered and moved adoption of the following resolution:

WHEREAS, Council Member Diane Coleman was elected to represent Ward F and sworn into office on July 1, 2013; and

WHEREAS, Council Member Diane Coleman by letter dated December 12, 2016, resigned as Council Member of Ward F effective December 30, 2016; and

WHEREAS, the resignation created a vacancy in the office; and

WHEREAS, Jermaine Robinson is qualified by knowledge to hold the office of a Council Member of Ward F; and

WHEREAS, pursuant to N.J.S.A. 40A:16-4(b) and N.J.S.A. 40A:16-7, a vacancy in the office of Council member is filled by a majority vote of the remaining members of the Council.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Jersey City that:

1. The resignation of Council Member Diane Coleman dated December 12, 2016, is hereby accepted.
2. Jermaine Robinson is hereby appointed as Council Member of Ward F and shall serve until his successor is elected and qualified following the next general election, November 7, 2017.

APPROVED: _____

APPROVED: _____
Business Administrator

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED 5-3

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 1.21.17											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
GADSDEN		✓		OSBORNE	✓			WATTERMANN	✓		
BOGGIANO		✓						LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rolando R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

JERMAINE ROBINSON

237 RANDOLPH AVENUE, JERSEY CITY, NEW JERSEY | 201.892.1174 | JR@LIGHTRAILCAFE.COM

November 30, 2016

The Honorable Steven M. Fulop
City of Jersey City
280 Grove Street
Jersey City, New Jersey 07302

Dear Mayor Fulop,

I am currently the Ward F. District 13 Committee person serving my constituents proudly since 2015. Throughout my life I have embraced a profound desire to serve my community. I have been recognized for my efforts prior to holding elected office, In 2013 I was awarded the Community Service Award by the NAACP Jersey City Branch for the work done to advance the common positive pursuits of those living in my Ward. Recently my character demonstrated through actions taken as Committee Person was recognized by being bestowed the Men of Distinction Award by the Mo'Hair Foundation.

I am a constituent focused professional who is seeking the Council Position for Ward F. Currently I work for Assemblyman Nicholas Chirvalloti as a Legislative Aide. My current position has provided me an in-depth understanding of the legislative process as well as a compassion for government function. As it pertains to legal policy enacted through the government process I have developed a firm understanding of how it impacts my community and how it can be applied to the constituents in a meaningful and positive manner. I have a positive working relationship with the network of advocacy and non-profit groups which seek to improve the quality of life for those I serve. It is through this secure understanding of government and confident relationships I am able to effectively lead and positively augment the community I serve.

Specifically the issue of affordable housing plagues the members of Ward F. Jersey City is in the middle of an economic resurgence. There is a large population migrating and making this city their home. A substantial portion of this population is represented by those earning significant incomes. This population is moving into affluent areas of the city and paying rents far above the HUD fair market value for 1,2 and 3 bedroom apartments. While this migration is good for the city it has a negative and indirect effect on the people I serve and policy must be set in place so that all may share in the growth of our great city. Each time fair market rent is exceeded HUD raises what it defines as acceptable for a landlord to charge throughout the entire city. The cost of living increases and the community I represent becomes marginalized and struggles to keep pace with the aforementioned growth.

I am a licensed Real Estate Agent with a strong work history in property management, negotiation of contracts for property sales, subleases, and renewals as well as counseling individuals on affordability of living. My focus and passion shall be to ensure the members of my community are able to share in the rapid growth of Jersey City ensuring all have the ability to work and afford to live in areas generations have called home.

I welcome the opportunity to meet with you at your convenience to discuss your current and future needs and how I might serve them.

Sincerely,



Jermaine Robinson

JERMAINE ROBINSON

201.892.1174 • JR@LightRailCafe.com

CAREER OBJECTIVE

Constituent-focused professional seeking to obtain a city council position with the City of Jersey City that will enable me to capitalize on my leadership skills and professional experience to support the administration and management of the city.

PROFESSIONAL EXPERIENCE

Owner • 07/2006 - Current

Light Rail Cafe • Jersey City, New Jersey

- Prepare program operating budgets, budget reports and other financial performance reports.
- Created and implemented business development strategies to maximize profits.
- Established an annual food and beverage marketing plan to increase sales and generate a consistent high clientele volume.

Property Manager (MLK HUB site) • 08/2015 - Current

Brandywine Financial Services Corporation • Jersey City, New Jersey

- Oversee all maintenance engineering ensuring adherence to property regulations and standards.
- Negotiate with contractors and sub-contractors for various maintenance and renovation projects.
- Responsible for all operations, logical support and project management.

Legislative Aide • 01/2016 - Current

Office of Assemblyman Nicholas Chiaravalloti • Bayonne, New Jersey

- Demonstrated in-depth knowledge of the legislative process and governmental function.
- Advised on legal policy and constituent issues.
- Facilitated meeting with constituents and advocacy groups to address concerns.

Real Estate Agent • 09/2012 - Current

Atlas Realty • Jersey City, New Jersey

- Negotiate and draft contracts for sales, leases, subleases and renewals on behalf of clients.
- Continually exceeding sales goals and leading business development efforts by expanding client base and revenue.
- Exceptional attention to skilled negotiations, knowledgeable analysis of property values and market trends.

Real Estate Agent • 07/2004 – 08/2010

Coldwell Banker Realty • Jersey City, New Jersey

- Promoted sales of properties through advertisements, open houses, multiple listing services and other online advertising platforms.
- Evaluated mortgage options to ensure clients obtained financing at the best rates and terms.
- Coordinated property closings, overseeing signing of documents and disbursement of funds.

Real Estate Agent • 03/2001 – 07/2004

RE/MAX Realty • Jersey City, New Jersey

- Prepared comprehensive real estate packages for presentations.
- Assisted first time home buyers with general escrow and title procedures.
- Strengthened working relationships with local realtors while creating a referral network to boost the neighborhood.

KEY SKILLS

- Communication and Leadership
- Strategic and Tactical Planning
- Property Management
- Budget Development and Forecasting
- IT Process Analysis
- Legal Procedures
- Effective Speaker
- Contract Negotiations

OTHER CREDITALS AND HIGHLIGHTS

Licensed Realtor

State of New Jersey • 2000 to Current

Promotional Committee Leader

Jersey City African Cultural Arts Festival • 2013

Fundraising Committee Leader

Jersey City African Cultural Arts Festival • 2015

Wall of Fame Honoree

Mary McLeod Bethune Center • 2015

Committeeman

Ward F, District 13 • 2015 to Current

Community Volunteer

Fugitive Safe Surrender-North Jersey • 2013

Community Service Award

NAACP, Jersey City Branch • 2013

Men of Distinction Award

Mo'Hair Foundation • 2016

JERMAINE ROBINSON SUPPORTER

1. ASHEENIA JOHNSON
2. ALBERTO HENRIQUEZ
3. ALVIN PETTIT
4. ANDY KEMP
5. ANDY SEIGEL
6. ANEESA AH ABDULLAH
7. ANTHONY SHARPERSON
8. ALITA CARTER
9. BARBARA WILLIAMS
10. BRIAN MINUS
11. BOBBY STEWART
12. BARBARA SHARP
13. BERNARD SHIVERS
14. CLARENCE COLLINS
15. FLORENCE HOLMES
16. MANDY JOHNSON
17. DAOUD WILLIAMS
18. DENISE RIDLEY
19. DEJON MORRIS
20. DARLENE GREEN
21. DANIEL ALI
22. DAN WILEY
23. ERIC RODGERS
24. FLASH GORDON
25. GINA VERDIBELLA

26. HASSAN ABDULLAH
27. JEFFREY DUBLIN
28. JOHN RAY HAMPTON
29. JOHN ALSTON
30. JUNE JONES
31. JOHN FIORITO
32. JOHN BOAMAH
33. JENNIFER WATTERMAN
34. JESSICA ABDELNABBI
35. LILIA DIAZ
36. MIKE HARRIS
37. MONIQUE SMITH
38. MARIO MOODY
39. PHYLLIS GORDON
40. TISH JACKSON
41. PATRICIA SEBROM
42. REGINALD GRAHAM
43. SAM HAWKINS
44. SHIRLEY CAPALDO
45. SABRINA HARROLD
46. TYRONE HODGE
47. TAKEISHA STEWART
48. TYRONE ROSE
49. TAKERIA CLARK
50. THOMAS BEST